

Dybendalsvænget 3, 2630 Taastrup



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Mixed use office and storage property from 1990.

Site area 43.890 sqm including 3.890 road.
Its possible for new construction of 5.155 sqm.

Lettable areas total 13.459 sqm, used as specified below:

Office: 9.587 sqm

Archive: 506 sqm

Data: 1.427 sqm

Storage: 1.939 sqm

Hørsvinget 8 (DK-TSTR1), 2630 Taastrup.



The property is situated in a well functioning industrial district in the northern part of Taastrup.

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Photos:



Main entrance



Driveway



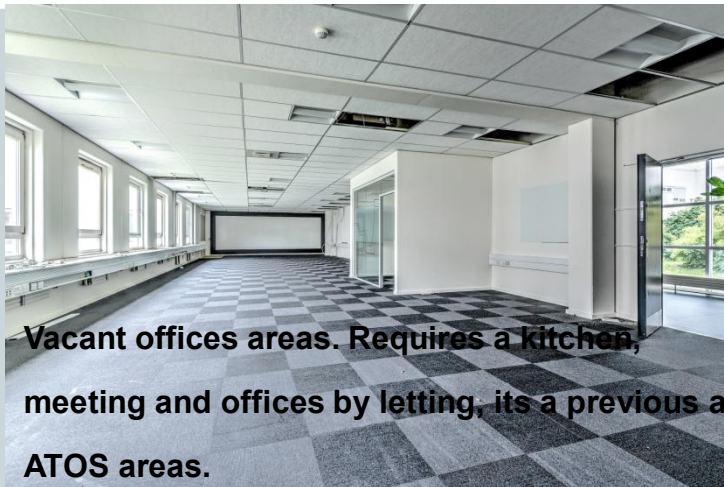
Common reception



Common Canteen

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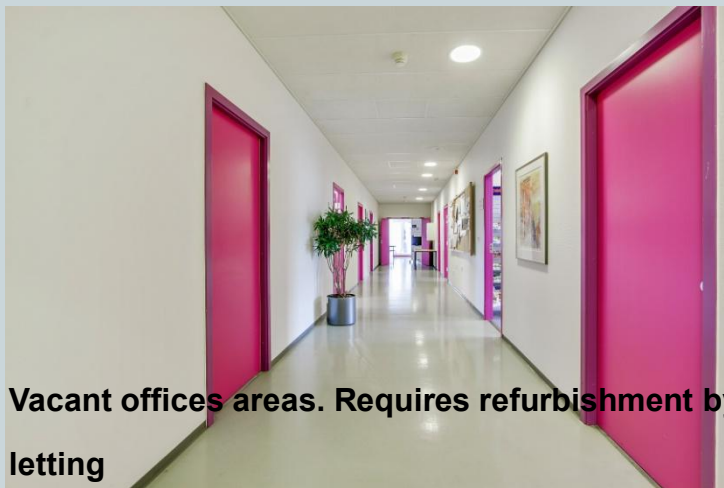
Photos:



Vacant offices areas. Requires a kitchen, meeting and offices by letting, its a previous a ATOS areas.



Vacant archive areas.



Vacant offices areas. Requires refurbishment by letting



Vacant offices areas. Requires refurbishment by letting.

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Lease schedule:

Dybendalsvænget 3, 2630 Taastrup									
DK-TSTD1									
Tenant	Usage Bldg/floor	Area Sqm	Start	Annual rent		Non-terminability		Rent Adjustment	
				Rent, DKK	Rent/sqm p.a.	Tenant	Notice	Min.	General
ATOS	Office B2	2.646		1.742.296	658				
	Archive B2	89		36.257	407				
	Data B2	1.035		524.027	506				
	Data B3	222		112.197	505				
	Data B4	392		198.517	506				
		4.384	01.01.2016	2.613.294	596	01.04.2021	6 mths	-	NPI
Volvo	Office	2.210	01.12.2014	1.187.979	538	01.05.2020	6 mths	-	NPI
ITAB	Office	523			607				
	Warehouse	1.788			307				
		2.311	01.07.2014	867.204	375	01.07.2019	6 mths	2,00%	NPI
OSRAM NEW	Office	269		181.575					
	Archive	74		29.600					
		343	01.07.2016	211.175	616	01.07.2019	6 mths	-	NPI
LEDVANCE NEW	Office	242		163.350					
	Archive	50		20.000					
		292	01.07.2016	183.350	628	01.07.2019	6 mths	-	NPI
LYGAS	Office	424		127.200					
	Archive	625		390.625					
		1.049	01.07.2016	517.825	494	01.07.2021	6 mths	1,50%	NPI
		10.589		5.580.827					

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Lease schedule: Vacant areas

Vacant	Usage Bldg/floor	Area Sqm	Start	Estimate - Annual rent		Non-terminability		Rent Adjustment	
				Rent, DKK	Rent/sqm p.a.	Tenant	Notice	Min.	General
Room 1160	Office	125		56.250	450				
Room 1189	Office	73		32.850	450				
Room 1263	Office	69		41.400	600				
Room 1281	Office	16		9.600	600				
Room 1282	Office	56		33.600	600				
Room 1287	Office	40		24.000	600				
Room 1288	Office	28		16.800	600				
Room 1289	Office	28		16.800	600				
Room 1290	Office	38		22.800	600				
Room 1204	Office	111		66.600	600				
B1P2	Office	695		417.000	600				
B1P3	Office	793		475.800	600				
B2P2	Office	312		187.200	600				
B2P2	Archive	220		66.000	300				
B2P2	Office	266		159.600	600				
		2.870		1.626.300	567				
TOTAL		13.459		7.207.127	535				

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Rent and services overview:

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	ATOS	Volvo	ITAB	OSRAM	LEDVANCE	LYGAS	Total
Rent	2.613.294	1.187.979	867.204	211.175	183.350	517.825	5.580.827
OPEX	2.479.562	1.195.646	650.697	229.871	150.796	109.686	4.816.258
Reception	488.749	117.520		20.000	20.000		646.269
Serviceteam	638.638			30.000	30.000		698.638
Canteen	615.600	205.200	41.040	59.280	63.840	91.200	1.076.160
Add. Security	1.652.400	NA					1.652.400
Refurshment	595.190						
	9.083.433	2.706.345	1.558.941	550.326	447.986	718.711	14.470.552

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Marked report from Sadolin & Albæk (JLL). Copenhagen non-CBD office market

Analysis of the office market in Greater Copenhagen is divided into 12 different corridors following the S-togs /Trains lines. Taastrup is part of no. 9 “The West corridor” farthest away from Copenhagen; first Glostrup, Brøndby, Albertslund etc and finally Taastrup.



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Market report 2016 about “The West corridor”.

(Exclusive of operating costs and taxes)	(DKK/sqm/annum)						Change 2015–2016	Market expectations 2016
	2011	2012	2013	2014	2015	2016		
(9) The west corridor	1 000	1 100	1 100	1050	1 050	1 050	0.0%	↻ Prime
	625	625	625	625	600	600	0.0%	↻ Secondary

(9) The west corridor

With an office stock typically pre-dating the 1990s, the west corridor offers relatively outdated office premises, in particular in the form of ancillary office units in connection with industrial facilities. As a result, the west corridor is characterised by many office vacancies and a relatively high proportion of secondary office properties. Encompassing primarily the towns of Glostrup, Brøndby, Albertslund and Høje-Taastrup, the west corridor fetches some of the lowest secondary office rents in Copenhagen.

The low office rents and the good accessibility, also by private transport, continue to make the west corridor a popular back-office location, in particular given the prevailing strong cost-awareness. After years of declining secondary rents, rents remained stable in the corridor in 2015.

Recent transactions in the corridor include the *Danish National Police (Rigspolitiet)* taking 10,600 sqm at Ejby Industrivej 125 in Glostrup, *Informationsteknik Scandinavia A/S* taking 3,600 sqm at Ejby Industrivej 91-95, also Glostrup, *Nilfisk* taking 1,100 sqm at Kornmarksvej 1 in Brøndby, *Verizon* taking 850 sqm at Roholmsvej 19 in Albertslund, *OBH* taking 700 sqm in Vallensbæk Company House III and *Rittal A/S* taking 600 sqm at Delta Park 37 in Vallensbæk Company House I.

Note: Rent levels quoted at the beginning of year
Number in brackets refers to map overleaf
Source: Sadolin & Albæk

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Status of new lease agreement and further work:

Last Friday 3 new leases was handed over to Lygas, Osram and Ledvance. Earlier this year it converted leases to ATOS.

At present, negotiations with Kamstrup for an 312 sqm office and 220 sqm archive, as well as an employment agency - office of 312 sqm.

After the summer holiday's starts the work of the small offices, which will be rented out as an office-hotel.

Lygas was achieved via various internet portals. The larges vacant areas will be attempted rented out the same way.

in 2015 we entered into a agreement for rental with Sadolin & Albaek, which until now have not led to any lease agreements. Previously, there was an agreement with DTZ.